

037.0

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0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

909,400 / 909,400

USE VALUE:

909,400 / 909,400

ASSESSED:

909,400 / 909,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
45-47		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DE REMER MATTHEW J & MAGDALEN

Owner 2:

Owner 3:

Street 1: 47 DECATUR ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: TRUESDALE DAVID P & LAUREN G -

Owner 2: -

Street 1: 6 UPLAND WOODS CIR UNIT 412

Twn/City: NORWOOD

St/Prov: MA	Cntry	
Postal: 02062		

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2778 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230	Sq. Ft.	Site			0	64.	1.29	3									350,017						350,000	

Total AC/HA: 0.09711

Total SF/SM: 4230

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 350,017

Spl Credit

Total: 350,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13	- Multi-Garden			Full Bath: 1	Rating: Average												
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating: Very Good												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable																
Roof Cover: 1	- Asphalt Shgl			OTHER FEATURES													
Color: GRAY				Kits: 1	Rating: Average												
View / Desir:				A Kits: 1	Rating: Very Good												
GENERAL INFORMATION				Fpl:	Rating:												
Grade: C	- Average			WSFlue:	Rating:												
Year Blt: 1927	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct:	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Total Units:									
Prim Int Wal 2	- Plaster			Floor:													
Sec Int Wall:				% Own:													
Partition: T	- Typical			Name:													
Prim Floors: 3	- Hardwood																
Sec Floors:				Total:	18.6 %												
Bsmnt Flr: 12	- Concrete			DEPRECIATION					Exterior:	No Unit							
Subfloor:				Phys Cond: GD	- Good			18. %	RMS								
Bsmnt Gar:				Functional:					BRS								
Electric: 3	- Typical			Economic:					FL								
Insulation: 2	- Typical			Special:					1								
Int vs Ext: S				Override:					6								
Heat Fuel: 1	- Oil																
Heat Type: 5	- Steam																
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
CALC SUMMARY				COMPARABLE SALES													
Basic \$ / SQ: 180.00 Size Adj.: 1.11874998 Const Adj.: 0.98000199 Adj \$ / SQ: 197.348 Other Features: 110500 Grade Factor: 1.00 NBHD Inf: 1.00000000 NBHD Mod: 1.00 LUC Factor: 1.00 Adj Total: 681007 Depreciation: 126667 Depreciated Total: 554339				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 197.35 Special Features: 0 Val/Su Net: 145.18 Final Total: 554300 Val/Su SzAd 247.46													
MOBILE HOME				Make: [] Model: []				Serial # []				Year: [] Color: []					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 037.0-0002-0014.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	104			5,100		5,100
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100									
IMAGE AssessPro Patriot Properties, Inc																	